

6.05.20      M-2 - General Industrial District

A.    Purpose: This district is designed to accommodate intensive industrial uses such as heavy manufacturing, processing, fabrication and other activities. Community facilities and trade establishments which provide needed services to facilities and trade establishments which provide needed services to industrial development also may be accommodated in the district. Refer to Section 6.03.04.

B.    Permitted Uses: In this district a building or premises may only be used for the following:

1. All uses permitted in the previous district.
2. Industrial activities with intensive impact are limited to the following activities and operations:
  - a. Heavy manufacturing, fabricating, assembling of components and similar activities.
  - b. Asphalt and concrete plants; sawmills.
  - c. Truck or bus terminal facilities.
  - d. Salvage yards. All salvage yards must be buffered with an eight (8) foot high fence with an opaque uniform material of consistent color.
  - e. Aviation Activities: Aircraft design, development, production and operation; air operations; aircraft storage hangars and accessory uses; flying clubs; rental excursions of aircraft, and air cargo.
3. Accessory uses or structures to any principal use permitted in the district.
4. One single family dwelling unit, occupied by the owner or an employee of the principal use, is permitted for security purposes.

C.    Conditional Uses: In this district, as a conditional use, a building or premises may be used only for the following purposes upon determination by the County Board of Adjustment (Zoning Review and Appeals Board) that the respective use complies with standards regulating conditional uses in Section 6.09.00 et. Seq. and complies with the site plan requirements listed in Section 4.04.00:

1. Towers and Telecommunication Facilities subject to the requirements of Section 7.02.00.
2. Public Fairgrounds subject to the requirements of Section 6.09.02.D.D.
3. Commercial Outdoor Amusement Activities subject to the requirements of Section 6.09.02.E.E.

D. Site Plan Approval: Site plan review as provided in Section 4.04.00 et. seq., is required for all uses in this district.

E. Subdivision Conformance: Any land or lot within a plat or record (or not) on the effective date of this amendment shall not be re-divided into two (2) or more lots unless the provisions of the Subdivision Regulations of Santa Rosa County, Florida, (Section 4.03.00 et. seq.) have been met.

F. Lot Size: The minimum width of any lot developed for commercial or industrial uses shall be one hundred (100) feet when measured at the front setback line and shall have a minimum width at the street right-of-way line of not less than one hundred (100) feet to allow for adequate ingress and egress.

G. Building Height: No building or structure shall exceed fifty (50) feet in height above the required minimum finished floor elevation at the property or building setback lines. Above the height permitted one (1) foot may be added to the height of the building for each three (3) feet the building or structure is setback from the setback lines up to a maximum of one hundred (100) feet, exclusive of elevator shafts, air conditioning condensing units, or cooling towers. See Section 2.10.01 for exceptions.

Where M-2 abuts the Historical District, no building or structure shall exceed fifty (50) feet in height above the required minimum finished floor elevation.

H. Minimum Required Setbacks:

1. Setbacks Along Collector or Arterial Roads: The minimum required building setback along a collector or arterial road, as described in Section 4.04.03(D), shall be as follows:

- a) Along a collector road, the minimum required building setback shall be twenty-five (25) feet.
- b) Along an arterial road, the minimum required building setback shall be fifty (50) feet.

If any other setback requirement of this Code conflicts with the above requirements, the more restrictive requirement will apply.

2. Front Setback: There shall be a front building setback having a depth of not less than fifty (50) feet when such site abuts a public right-of-way. However, the front building setback may be reduced to twenty-five (25) feet when such site abuts a private road within the project parcel. See Section 2.10.02 for other exceptions.

3. Side Setback: Except as provided in Section 2.10.04, there shall be a five (5) foot side building setback required, provided, however, that on the side of a lot in this district which abuts a residential district or right-of-way there shall be a side building setback of fifty (50) feet.

4. Rear Setback: Except as provided in Section 2.10.03, there shall be a rear building setback of twenty-five (25) feet except where this district abuts a residential district, then there shall be a building setback of fifty (50) feet required.

I. Performance Standards

1. Open Area/Landscaping: Every lot in this district shall have a minimum of fifteen percent (15%) of the total parcel area set aside for open landscaped area. All landscaped areas shall be planted and maintained in lawn, sod or natural foliage. No part of any open area shall be used for drive-ways or parking area. Refer to Article 7 of this Ordinance for further requirements.
2. All development must meet the following criteria:
  - a. The operation shall not utilize ingress and egress through any recorded subdivision. Routes shall be chosen as to have the least impact on residential areas.
  - b. The Public Works Department shall review and determine if the ingress and egress routes are suitable for the vehicles and loads to be used and if there are any adverse impacts on County right-of-way or roadways.
3. All development shall provide paved ingress/egress entrances from the right-of-way to all parking and shall pave all vehicular circulation on the site to reduce the impact of noise to the surrounding community.
4. All activity within two hundred (200) feet of a residential district boundary shall be conducted within completely enclosed buildings. All storage within two hundred (200) feet of a residential district boundary may be outdoors but shall be effectively screened by a solid wall, fence or planting so that the materials shall not be visible from the residential district. This requirement shall not apply for the outside storage of aircraft.
5. Landscaped buffers shall be required consistent with Section 7.01.05.
6. For development at Peter Prince Airport, existing trees are not required to be protected and new trees are not required to be planted.